SIRS:

Please take notice of an

of which the within is a copy, this day duly entered in the office of the Clerk of the County of Erie.

Dated, Buffalo, N. Y. 193

Yours, etc.

DREW & DREW

Attorneys for

Office and Post-Office Address

395 Ellicott Square

BUFFALO, N. Y.

To

Attorney for

State of New York

Surrogate's Court

Erie County

In the matter

of

the application

of

J. Edward Nash

etc.

ORIGINAL

Affidavit of Service

DREW & DREW

Attorneys for Executor

Office and Post-Office Address

395 Ellicott Square

BUFFALO, N. Y.

Due and Personal service of a copy of the within

and notice of entry is admitted this

day of 193

Attorney for

EAGLE STATIONERY CORPORATION PUBLISHERS BUFFALO, N. Y.

FILED SURROGATE'S OFFICE ERIE CO. N.Y. AUG 10 1934

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State of New York
County of Erie
City of Buffalo
} ss.

being duly sworn,
in this action,

deposes and says that he is
that he has read the foregoing
and knows the contents thereof; that the same is true to the knowledge of deponent, except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believes it to be true.

Subscribed and sworn to before me this
day of 193 .

.....

.....

Commissioner of Deeds in and for the City of Buffalo, N. Y.
Notary Public, Erie County, N. Y.

COURT.

against

Affidavit of Service

STATE OF NEW YORK,
COUNTY OF
OF
} SS:

being duly sworn, deposes and says that he served
upon the following named
the within
at the following times and places, viz:

on	193	at	N. Y.
on	193	at	N. Y.
on	193	at	N. Y.
on	193	at	N. Y.

by delivering to and leaving with personally a true copy thereof, and deponent further says that he knew the person so served to be the same person mentioned and described in the said as therein, and that at the times of making such services deponent was over eighteen years of age.

Sworn to before me, this
day of 193

.....

Commissioner of Deeds in and for the City of Buffalo, N. Y.
Notary Public, Erie County, N. Y.

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SURROGATE'S COURT :

COUNTY OF ERIE : STATE OF NEW YORK :

IN THE MATTER OF THE APPLICATION

of

J. EDWARD NASH

AS EXECUTOR OF THE ESTATE OF WILLIAM H. TALBERT, DECEASED, for A DECREE TO SELL THE REAL PROPERTY OF SAID DECEDENT.

PLEASE TAKE NOTICE that upon the report of J. Edward Nash, as Executor of the last Will and Testament of William H. Talbert, deceased, verified the 31st day of July, 1934, a copy of which report is herewith served on you, a motion will be made at a term of this court to be held at the Surrogate's office in the City of Buffalo on the 13thday of August, 1934 at 10:00 o'clock in the forenoon or as soon thereafter as counsel can be heard for an order confirming said report and directing the said J. Edward Nash, as such executor to make, execute and deliver to Sarah May Talbert Keenan, the purchaser named in the said report, a deed of the premises described in the contract, annexed to the said report upon such purchaser complying with the terms and conditions of the said contract and for such other relief as may be just.

Dated: Buffalo, N. Y. August 1st, 1934.

DREW & DREW
Attorneys for Executor
Office and P. O. Address
395 Ellicott Square Bldg.
Buffalo, N. Y.

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SURROGATE'S COURT :

COUNTY OF ERIE : STATE OF NEW YORK :

IN THE MATTER OF THE APPLICATION

of

J. EDWARD NASH

AS EXECUTOR OF THE ESTATE OF WILLIAM H. TALBERT, DECEASED, FOR A DECREE TO SELL THE REAL PROPERTY OF SAID DECEDENT.

TO THE SURROGATE'S COURT OF THE COUNTY OF ERIE:

REPORT OF SALE

I, J. Edward Nash, executor of the Last Will and Testament of William H. Talbert, deceased, do hereby respectfully report:

That pursuant to order of this court made and entered herein on the 31st day of July, 1934, I have entered into a contract for the sale of the premises known as 515, 519 and 521 Michigan Avenue of which William H. Talbert the decedent above named died seized, described in the petition herein to Sarah May Talbert Keenan for the sum of Three hundred dollars and the purchaser to assume all outstanding liens against the property which amount to about three thousand dollars, that being the highest sum which I could obtain for the same. That this contract is subject to the approval of the Home Owners' Loan Corporation which is advancing the money on a mortgage to the purchaser. That this amount is to be paid by the said purchaser taking the premises subject to all taxes and liens now on said premises and by the payment of Three hundred dollars of said purchase price to said executor in cash.

That I am ready to execute and deliver to the said purchaser, Sarah May Talbert Keenan a deed for the said premises upon her complying with the terms of said contract; that such contract was made subject to the approval of this court and is

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herewith presented.

WHEREFORE your petitioner prays that an order may be granted concerning the said contract and sale of the property and directing the conveyance of said premises to the said purchaser upon his complying with the terms of the said contract.

DATED: Buffalo, N. Y. July 31st 1934.

J. Edward Nash

STATE OF NEW YORK)
COUNTY OF ERIE) SS:
CITY OF BUFFALO)

J. Edward Nash being duly sworn, deposes and says that he is the executor in the above entitled estate, that he has read the foregoing report of sale and knows the contents thereof; that the same is true to the knowledge of deponent except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believes it to be true.

J. Edward Nash

SUBSCRIBED and sworn to
before me this 31st day
of July, 1934.

Leon C. Lagler
COMM'R OF DEEDS : BUFFALO, N. Y.

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Copy

MEMORANDUM OF SALE

This is to certify that I have this day purchased at private sale the premises known as 515-519 and 521 Michigan Avenue in the City of Buffalo, County of Erie and State of New York and hereinbefore more fully described for the sum of Three hundred dollars subject to all outstanding liens and tax bills which are hereto attached and amount to $2752.50 plus interest and 1930 County Tax / which I assume and agree to pay.

This agreement is subject to the approval and acceptance of the Home Owners' Loan Corporation who have agreed to advance the money on a mortgage to take care of the outstanding indebtedness plus the Three hundred dollars.

Dated at Buffalo, N. Y. July 26th, 1934.

Sarah Talbert Keelan

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State of New York
County of Erie
City of Buffalo
} ss.

being duly sworn,

deposes and says that he is in this action,

that he has read the foregoing

and knows the contents thereof; that the same is true to the knowledge of deponent, except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believes it to be true.

Subscribed and sworn to before me this
day of 193 .

.....

.....

Commissioner of Deeds in and for the City of Buffalo, N. Y.
Notary Public, Erie County, N. Y.

COURT.

against

Affidavit of Service

STATE OF NEW YORK,
COUNTY OF
OF
} SS:

being duly sworn, deposes and says that he served

the within upon the following named

at the following times and places, viz:

on 193 at N. Y.
on 193 at N. Y.
on 193 at N. Y.
on 193 at N. Y.

by delivering to and leaving with personally a true copy thereof, and deponent further says that he knew the person so served to be the same person mentioned and described in the said as therein, and that at the times of making such services deponent was over eighteen years of age.

Sworn to before me, this
day of 193

.....

Commissioner of Deeds in and for the City of Buffalo, N. Y.
Notary Public, Erie County, N. Y.

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SIRS:

Please take notice of an

of which the within is a copy, this day duly entered in the office of the Clerk of the County of Erie.

Dated, Buffalo, N. Y. 193

Yours, etc.

DREW & DREW

Attorneys for

Office and Post-Office Address

395 Ellicott Square

BUFFALO, N. Y.

To

Attorney for

State of New York

SURROGATE'S COURT

COUNTY OF ERIE

IN THE MATTER OF THE APPLICATION OF

J. EDWARD NASH

AS EXECUTOR OF THE ESTATE OF WILLIAM H. TALBERT, DECEASED FOR A DECREE TO SELL THE REAL PROPERTY OF SAID DECEDENT.

ORIGINAL NOTICE OF MOTION; REPORT OF SALE and MEMORANDUM OF SALE.

DREW & DREW

Attorneys for Executor.

Office and Post-Office Address

395 Ellicott Square

BUFFALO, N. Y.

Due and Personal service of a copy of the within

and notice of entry is admitted this

day of 193

Attorney for

EAGLE STATIONERY CORPORATION PUBLISHERS BUFFALO, N. Y.

FILED SURROGATE'S OFFICE ERIE CO. N.Y. AUG 15 1934

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SURROGATES COURT :

ERIE COUNTY : STATE OF NEW YORK :

IN THE MATTER OF THE APPLICATION

OF

J. EDWARD NASH

EXECUTOR OF THE ESTATE OF WILLIAM H. TALBERT? DECEASED FOR A DECREE TO SELL THE REAL PROPERTY OF SAID DECEDENT.

TO THE SURROGATES COURT OF THE COUNTY OF ERIE:

The petition of J. Edward Nash of the City of Buffalo, County of Erie and State of New York respectfully shows:

Your petitioner alleges that William H. Talbert, late of the City of Buffalo, Erie County and State of New York, deceased, died in the City of Buffalo on the 20th day of January, 1930 leaving a last Will and Testament which was admitted to probate by this Court on the 24th day of January, 1930 and letters testamentary under said will were duly issued to this petitioner on said date.

Your petitioner further alleges that proceedings are now pending for the judicial settlement of his accounts as such executor.

Your petitioner further alleges that the said decedent at the time of his death was owner in fee and in possession of the following described real property.

PARCEL A

515-519-521 MICHIGAN AVENUE

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being parts of subdivision lots numbers fifty-two (52) and Fifty-three (53) of the outer lot number one hundred seventeen (117) more particularly bounded and described as follows:

Beginning at a point in the easterly line of

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Michigan Street distant twenty-one (21) feet and three (3) inches northerly from its intersection with the southerly bounds of said subdivision Lot Number Fifty-two (52); running thence northerly and along the said easterly line of Michigan Street twenty-one (21) feet and three (3) inches; thence easterly and parallel to said Northerly boundary of subdivision Lot Number Fifty-two (52) about One hundred four (104) feet to the easterly boundary of said subdivision Lot Number Fifty-three (53); thence southerly along the easterly boundary of said subdivision Lots Numbers fifty-two (52) and fifty-three (53) about twenty-one (21) feet and nine (9) inches; thence westerly and parallel to the said southerly boundary of said subdivision lot number fifty-two (52) about one hundred ten (110) feet to the said easterly line of Michigan Street at the point of beginning.

PARCEL B Also a part of said Subdivision Lot Number Fifty-three (53) more particularly bounded and described as follows:

Beginning at a point in the easterly line of Michigan Street distant two hundred sixty-one (261) feet and nine (9) inches northerly from its intersection with the northerly line of Gay Street; running thence southerly along the said easterly line of Michigan Street Twenty-one (21) feet and Nine (9) inches; thence easterly along the northerly bounds of subdivision Lot Number Fifty-two (52) one hundred and four (104) feet to the westerly bounds of subdivision Lot number fifty-seven (57); thence northerly along the westerly bounds of said subdivision Lot Number fifty-seven (57) to a point twenty-one (21) feet and nine(9) inches northerly in a direct line at right angles from Southerly boundary line of the premises hereby conveyed and thence westerly about Ninety-nine (99) feet to the said easterly line of Michigan Street at point of beginning.

PARCEL C All that tract or parcel of land, situate lying and being in the City of Buffalo, County of Erie and State of New York, known as part of subdivision Lot Number fifty-two of the outer Lot Number One Hundred Seventeen (117) bounded as follows:

Commencing at a point in the easterly line of Michi-

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gan Street, being the point of intersection of the southerly and westerly boundary of said subdivision lot number fifty-two (52); thence northerly along the easterly line of Michigan Street, twenty-One (21) feet and three (3) inches; thence easterly and parallel to the southerly boundary of said subdivision lot Number fifty-two about one hundred ten (110) feet to the easterly line of said subdivision lot; thence southerly along said easterly line of said subdivision lot twenty-one (21) feet and Nine (9) inches to the southerly line of said subdivision Lot and thence westerly along said southerly line One Hundred fifteen (115) feet to the place of beginning.

PARCEL D Made May 4, 1922 by William Corner and Emma Corner of Columbus, Ohio and Clara Bethune and Isabelle Bethune and Kate Corner, William and Mary Talbert residing at 116-118 Northland Avenue -- being part of Lot 39 in the 11 Township and 8 Range bounded as follows:

Beginning at a point in the Southerly line of Northland Avenue (formerly Pieffer St.), 923 feet easterly from the easterly line of Masten Street (formerly Prospect) thence on said line of Northland Ave. easterly 50 feet thence at right angles northerly 140½ feet thence at right angles westerly 50 feet thence at right angles southerly 140½ feet to Northland Ave. or to place of beginning.

Subject to mortgage given to Western Savings Bank for $4000.00 Mortgage recorded Liber 983 Mortgages at Page 466.

Your petitioner further alleges that the following named persons with their ages, places of residence and post office residences and relationship to the deceased set opposit their names respectively are the only persons interested in the estate of said decedent or in the real property owned by said decedent or in the judicial settlement of the accounts of your petitioner or in this proceeding for the sale of real property.

NAME	AGE	RELATIONSHIP	ADDRESS
Mrs. Elizabeth Brown Talbert	full	widow	118 Northland Ave. Bflo.
Mrs. Sarah May Talbert-Keelan	full	daughter	521 Michigan, Bflo.

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Mary Yvette Keelan, 16 grandaughter New York City, N. Y.
Anna Walton Jordon, full niece, 11 Elsie, Buffalo, N.Y.
State Federation of Colored Women's Clubs. Buffalo, N. Y., remainder of estate Michigan Avenue Property.

Your petitioner further alleges that it appears from the account filed herewith that the personal estate of said decedent was insufficient for the payment of his debts and administration expenses as more fully appears by said account now on file.

Your petitioner further alleges that said will does not contain a power of sale.

WHEREFORE your petitioner prays that a decree of this COURT be granted authorizing and empowering your petitioner as such executor to sell the real property for one of the purposes set forth in Section 234 of the Surrogates Court Act and that a Citation issue herein to all unpaid creditors and to all distributees under the will of said decedent to show cause why such decree should not be granted and that all such process and proceeding be had and taken herein to that end as the law may require.

Dated: Buffalo, N. Y. 23rd day of March, 1933.

J. Edward Nash

STATE OF NEW YORK)
COUNTY OF ERIE) SS:
CITY OF BUFFALO)

On this 23rd day of March, 1933 before me personally appeared J. Edward Nash to me personallyknown to be the person described in, and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

Vincent Sampson
COM'R OF DEEDS : BUFFALO, N. Y.

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May 15

IN THE MATTER OF THE

APPLICATION

OF

J. EDWARD NASH

EXECUTOR OF THE ESTATE OF WILLIAM H. TALBERT, deceased, FOR A DECREE TO SELL THE REAL PROPERTY OF SAID DECEDENT.

Fill ok

FILED APR 4 1933 SURROGATES OFFICE ERIE CO. N.Y.

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